



**LEGEND**

	PROPOSED ELEVATION		PROPOSED AREA DECK DRAIN
	EXISTING ELEVATION		PROPOSED RETAINING WALL
	GRADE AND DIRECTION		PROPOSED SAN MANHOLE
	MAXIMUM 3:1 SIDESLOPE		PROPOSED STORM MANHOLE
	PROPOSED SILT FENCING (OPSD 219.110)		PROPOSED CATCHBASIN
	DIRECTION OF MAJOR SYSTEM OVERLAND FLOW		EXISTING CATCHBASIN MANHOLE
	FFE FINISHED FLOOR ELEVATION		PROPERTY LINE
	T/FND TOP OF FOUNDATION WALL ELEVATION		EXISTING EDGE OF PAVEMENT
	USF UNDERSIDE OF FOOTING ELEVATION		EXISTING VALVE & VALVE BOX
	PROPOSED MUD MAT / CONSTRUCTION ENTRANCE		EXISTING SERVICE POST
	PROPOSED PARKING GARAGE DECK DRAIN		EXISTING HYDRANT
	PROPOSED ROOF TERRACE DRAIN		EXISTING CATCHBASIN
	PROPOSED BARRIER CURB (PER SC1.1)		EXISTING CATCHBASIN MANHOLE
	PROPOSED DEPRESSED CURB (PER SC1.1)		EXISTING UTILITY POLE
	1.5 YEAR PONDING LIMIT		
	1:100 YEAR PONDING LIMIT		

**GENERAL NOTES:**

- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- DETERMINE THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THIS DRAWING.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA BEFORE COMMENCING CONSTRUCTION.
- BEFORE COMMENCING CONSTRUCTION OBTAIN AND PROVIDE PROOF OF COMPREHENSIVE, ALL RISK AND OPERATIONAL LIABILITY INSURANCE FOR \$5,000,000.00. INSURANCE POLICY TO NAME OWNERS, ENGINEERS AND ARCHITECTS AS CO-INSURED.
- COMPLETE ALL WORKS IN ACCORDANCE WITH THE MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS USING THE CURRENT GUIDELINES, BYLAWS AND STANDARDS INCLUDING MATERIALS OF CONSTRUCTION, DISINFECTION AND ALL RELEVANT REFERENCES TO OPSS, OPSD, & AWWA GUIDELINES - ALL CURRENT VERSIONS AND AS AMENDED.
- RESTORE ALL DISTURBED AREAS ON-SITE AND OFF-SITE, INCLUDING TRENCHES AND SURFACES ON PUBLIC ROAD ALLOWANCES TO EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE CITY OF OTTAWA AND ENGINEER.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL, ORGANIC MATERIAL AND DEBRIS UNLESS OTHERWISE INSTRUCTED BY ENGINEER. EXCAVATE AND REMOVE FROM SITE ANY CONTAMINATED MATERIAL. ALL CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- ALL ELEVATIONS ARE GEODETIC.
- REFER TO GEOTECHNICAL REPORT (No. PG5736-1, DATED APRIL 23, 2021), PREPARED BY PATERSON GROUP. FOR SUBSURFACE CONDITIONS, CONSTRUCTION RECOMMENDATIONS, AND GEOTECHNICAL INSPECTION REQUIREMENTS. THE GEOTECHNICAL CONSULTANT IS TO REVIEW ON-SITE CONDITIONS AFTER EXCAVATION PRIOR TO PLACEMENT OF THE GRANULAR MATERIAL.
- REFER TO ARCHITECTS AND LANDSCAPE ARCHITECT'S DRAWINGS FOR BUILDING AND HARDSURFACE AREAS AND DIMENSIONS.
- REFER TO DEVELOPMENT SERVICING AND STORMWATER MANAGEMENT REPORT (R-2022-206) PREPARED BY NOVATECH ENGINEERING CONSULTANTS LTD.
- SAW CUT AND KEY GRIND ASPHALT AT ALL ROAD CUTS AND ASPHALT TIE IN POINTS AS PER CITY OF OTTAWA STANDARDS (R10).
- PROVIDE LINE/PARKING PAINTING.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GENERAL PLAN OF SERVICES AND GRADING PLAN INDICATING ALL SERVICING AS-BUILT INFORMATION SHOWN ON THE PLANS. AS-BUILT INFORMATION MUST INCLUDE: PIPE MATERIALS, SIZES, LENGTHS, SLOPES, INVERT AND T/G ELEVATIONS, STRUCTURE LOCATIONS, VALVE AND HYDRANT LOCATIONS, TWM ELEVATIONS, ANY ALIGNMENT CHANGES, AND ALL SURFACE ELEVATION AS BUILT GRADES.

**GRADING NOTES:**

- ALL TOPSOIL, ORGANIC OR DELETERIOUS MATERIAL MUST BE ENTIRELY REMOVED FROM BENEATH THE PROPOSED PAVED AREAS AS DIRECTED BY THE SITE ENGINEER OR GEOTECHNICAL ENGINEER.
- EXPOSED SUBGRADES IN PROPOSED PAVED AREAS SHOULD BE PROOF ROLLED WITH A LARGE STEEL DRUM ROLLER AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF GRANULARS.
- ANY SOFT AREAS EVIDENT FROM THE PROOF ROLLING SHOULD BE SUB-EXCAVATED AND REPLACED WITH SUITABLE MATERIAL THAT IS FROST COMPATIBLE WITH THE EXISTING SOILS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- THE GRANULAR BASE SHOULD BE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE. ANY ADDITIONAL GRANULAR FILL USED BELOW THE PROPOSED PAVEMENT SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY VALUE.
- MINIMUM OF 2% GRADE FOR ALL GRASS AREAS UNLESS OTHERWISE NOTED.
- MAXIMUM TERRACING GRADE TO BE 3:1 UNLESS OTHERWISE NOTED.
- ALL GRADES BY CURBS ARE EDGE OF PAVEMENT GRADES UNLESS OTHERWISE INDICATED.
- ALL CURBS SHALL BE BARRIER CURB (150mm) UNLESS OTHERWISE NOTED AND CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS (SC1.1).
- REFER TO LANDSCAPE PLAN FOR PLANTING AND OTHER LANDSCAPE FEATURE DETAILS.
- CONTRACTOR TO PROVIDE THE CONSULTANT WITH A GRADING PLAN INDICATING AS-BUILT ELEVATIONS OF ALL DESIGN GRADES SHOWN ON THIS PLAN.

**PAVEMENT STRUCTURE:**

- LIGHT DUTY  
50mm H3 OR SUPERPAVE 12.5 ASPHALTIC CONCRETE  
150mm OPSS GRAN "A" CRUSHED STONE  
300mm OPSS GRAN "B" TYPE II
- HEAVY DUTY  
40mm SUPERPAVE 12.5 ASPHALTIC CONCRETE  
50mm SUPERPAVE 19.0 ASPHALTIC CONCRETE  
150mm OPSS GRAN "A" CRUSHED STONE  
400mm OPSS GRAN "B" TYPE II

**NOTE:**  
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	REVISION	DATE	BY
2	ISSUED FOR ZBA APPLICATION	MAR 28/25	MS
1	ISSUED FOR SITE PLAN APPLICATION	DEC 20/22	MS

SCALE	
1:300	

DESIGN	
CHECKED	LSC
CHECKED	MS
DRAWN	LSC
CHECKED	MS
APPROVED	MS

FOR REVIEW ONLY	

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LOCATION CITY OF OTTAWA 1765 MONTREAL ROAD	PROJECT No. 121060
DRAWING NAME GRADING AND EROSION & SEDIMENT CONTROL PLAN	REV #2 REV #2
	DRAWING No. 121060-GR

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